

**RUSH  
WITT &  
WILSON**



**Ramsden, Dingledean, Benenden, Kent, TN17 4JT.  
£1,995,000 Guide Price.**

**CHAIN FREE - A beautiful five bedroom detached 5828 sqft Oak framed country house located on the edge of Benenden Village enjoying a quiet country lane position with private south-facing gardens to 1.29 acre and outstanding views across the High Weald AONB. Designed by Stephen Langer architects of Tunbridge Wells, well renowned for their traditional vernacular styles of architecture. The property was completed in 2010 to provide a truly impressive family living space, whilst embracing many of traditional features and building methods throughout to include exposed 300 year old French Oak joinery, vaulted ceilings and beautiful full height bay windows with arched gothic style Oak casements. Internal accommodation comprises a dramatic entrance hall with vaulted ceiling, double aspect sitting room with fireplace and stove, spacious office space with fitted furniture, 24' living / dining room with open fireplace, cloakroom, 26' luxury kitchen / breakfast room with a range of Gaggenau fitted appliances, utility room and 30' orangery leading directly onto the rear terrace. The basement level provides access to a 31' gym / games room. A generous first floor galleried landing serves five principle bedrooms with twin guest rooms each with fitted wardrobes and stylish en-suite shower rooms, luxurious main bathroom suite with large shower enclosure and freestanding bath to the bay window enjoying elevated rural views, two further double bedrooms or optional dressing room and 26' master bedroom with walk-in dressing room and stunning en-suite bathroom. The landing additionally serves three additional spacious attic rooms and access to an outdoor roof platform. Externally the property enjoys well maintained private grounds with wrap around paved terrace and steps to an area of lawn with established borders, two ponds with deck and area of woodland to the front.. Approached via an electronically gated entrance over a gravelled drive and triple bay open garage. CSCA.**



### **Front**

Electrically operated full height Oak gates from lane with further pedestrian gate leading to an extensive shingled driveway and triple open bay garage enclosed by mature woodland to front, specimen Oak and Yew trees, driveway provides open access to each side elevations leading to rear, external lighting, external door to utility room to side, covered entrance with solid Oak front door.

### **Reception hall**

34' x 13'4 (10.36m x 4.06m)

Solid Oak front door with two Oak windows to front, porcelain tile flooring, dramatic vaulted ceiling with exposed Oak joinery, Oak staircase with glass balustrade to the first floor, further staircase leading to gym to the basement level, seating area to one end with internal window to orangery, pendant light, selection of LED ceiling down lights with dimmer controls, internal doors to kitchen / breakfast room and living / dining room severally., internet point and power points.

### **Sitting room**

15'8 x 11'7 (4.78m x 3.53m)

Internal Oak door, Oak flooring, exposed joinery, windows to front and side aspects, exposed brick fireplace with sandstone hearth housing a contemporary wood burning stove, underfloor heating thermostat, selection of power points, ceiling LED down lights with dimmer controls, TV point.

### **Office / study**

19'5 x 11'4 (5.92m x 3.45m)

Internal Oak door, Oak flooring, underfloor heating thermostat, exposed joinery, double aspect room with window to front and full height bay window to side, LED ceiling down lights with dimmer controls, selection of fitted office furniture incorporating desk, selection of power points and internet connection.

### **Cloakroom**

Internal Oak door, porcelain tile flooring, back to wall Geberit WC, Vitra pedestal wash basin, contemporary style radiator, wall mounted mirror with light, decorative mosaic wall tiling, LED ceiling down lights with dimmer controls and extractor fan.

### **Stairs and landing to first floor**

Oak staircase with glass balustrade, galleried landing with vaulted ceiling and exposed Oak joinery, pendant light over, full height dormer window to front aspect, wall lighting, airing cupboard to landing with slatted shelving.

### **Living / dining room**

24'3 x 19'4 (7.39m x 5.89m)

Internal Oak glazed door, porcelain tile flooring, two full height bay windows to the side elevations, two sets of internal Oak glazed doors into the adjoining orangery, space for dining table, floor mounted power points, ornate stone open fireplace to one end, fitted furniture and TV unit, power points and TV connections, under floor heating thermostat, ceiling LED down lights with dimmer controls.

### **Kitchen / breakfast room**

29'6 x 15'6 (8.99m x 4.72m)

Internal Oak glazed, porcelain tile flooring, window and Oak French doors to side aspect, full height bay window to far end with aspect to rear incorporating space for breakfast table and chairs, exposed joinery, ceiling down light with dimmer controls, internal Oak glazed doors to the orangery, pendant lighting, internal part glazed Oak door to utility room, kitchen comprises a selection of bespoke fitted base and wall units with traditional shaker style doors beneath granite worksurfaces hosting a range of fitted Gaggenau appliances, tower units with built in shelving and power points, double oven with warming drawer below, matching island unit with Granite worktop incorporating breakfast bar to one end, pendant lighting over, four ring induction hob, under mounted single stainless bow with tap, selection of pull out pan drawers and bin. Further selection of full length tower units via painted shaker style doors with built in cupboard space and display cabinets with feature lighting, integrated fridge freezer with water and ice dispenser, wine cooler, further base unit with granite worktop, under mounted one and half stainless bowl with drainer, tap and rinsers, twin integrated dishwashers.

### **Orangery**

30' x 9'4 (9.14m x 2.84m)

Internal Oak doors from kitchen / breakfast room and

living dining room severally, exposed joinery, Indian sandstone flagstone flooring, Oak bi-folding and French doors leading directly onto the rear terrace, internal window to reception hall, lighting, power points.

### **Utility room**

11'8 x 9'4 (3.56m x 2.84m)

Internal part glazed door from kitchen, porcelain tile flooring, window to rear and further two windows to side, external Oak door to front elevations, ceiling down lights, fitted base units with integrated tumble dryer beneath marble countertop, undermounted stainless bowl with tap, internal Oak door to laundry room with plumbing for washing machine, under floor heating thermostat, extractor fan.

### **Stairs to basement level**

Oak staircase with glass balustrade to basement level gym.

### **Gym / Games room**

31'5 x 12'8 (9.58m x 3.86m)

Oak flooring, floor mounted power points, full length mirrored wall, air-conditioning system, storage room to one end, cupboard via Oak door, heating thermostat.

### **Bedroom 2**

19'5 x 13' (5.92m x 3.96m)

Internal Oak door, Oak flooring, window to front with radiator below, full height bay window to side aspect enjoying elevated rural aspect over open countryside, built in wardrobe via double Oak doors complete with shelving and hanging rail, internal Oak door to en-suite shower room, selection of power points.

### **En-suite shower room**

7'6 x 4'9 (2.29m x 1.45m)

Internal door, porcelain tile flooring, back to wall Grohe WC, wall mounted vanity unit with mosaic tile niche, wall mounted mirror, LED down lights, light tunnel, ladder heated towel rail, walk-in shower enclosure with ceramic wall tiling incorporating seat, shower niche and contemporary shower fixings with rainfall shower head., fitted ceiling speaker.

### **Bedroom 3**

16' x 13' (4.88m x 3.96m)

Internal Oak door, Oak flooring, window to front with

radiator below, further window to side, built in wardrobe via double Oak doors complete with shelving and hanging rail, internal Oka door to en-suite shower room, selection of power points.

#### **En-suite shower room**

9'3 x 5'8 (2.82m x 1.73m)

Internal Oak door, porcelain tile flooring, floor to ceiling porcelain tile flooring, Gerbrit WC, wall hung vanity unit with mosaic wall tiling, niche and wall mounted mirror, ceiling LED down lights, extractor fan, heated towel rail, shower enclosure via screen door, contemporary shower mixer, shower niche and rainfall head.

#### **Family bathroom suite**

12'9 x 12'1 (3.89m x 3.68m)

Internal door, marble tile flooring, full height bay window to side elevations enjoying elevated rural aspect over open countryside, freestanding contemporary bath suite within, back to wall Gerbrit WC, ladder heated towel rails, matching bidet, vanity unit with mosaic niche, mirror and lighting over, large shower enclosure with decorative mosaic wall tiling, twin shower niches and concealed shower mixer with rainfall shower head, ceiling down lights and extractor fan, cupboard via Oak door.

#### **Bedroom 4**

19'4 x 10'1 (5.89m x 3.07m)

Internal Oak door, Oak flooring, window to rear aspect, further full height bay window to side elevations enjoying elevated rural aspect over open countryside, ceiling down lights, power points.

#### **Bedroom 5**

11'3 x 10'8 (3.43m x 3.25m)

Internal Oak door, Oak flooring, window to rear aspect, pendant and LED ceiling down lights, selection of fitted wardrobes complete with hanging rails and shelving, power points.

#### **Stairs to attic rooms 1 and 2**

Oak staircase with feature lighting, glass balustrade.

#### **Attic room 1**

23'4 x 12" (7.11m x 3.66m')

Oak flooring, window to gable end to rear aspect, internal door to attic room 2, storage room, power points, lighting.

#### **Attic room 2**

187' x 12' (57.00m x 3.66m)

Internal door, window to front, radiator, ceiling down lights, power points, TV point.

#### **Master bedroom**

23'3 x 16'1 (7.09m x 4.90m)

Internal door, Oak flooring, windows to side aspect with further full height dormer window to rear aspect, vaulted ceiling with exposed Oak joinery, internal door to dressing room and en-suite bathroom, selection of power points, ceiling down lights, wall lighting.

#### **Dressing room**

9' x 6'1 (2.74m x 1.85m)

Internal door, Oak flooring, ceiling down lights, selection of fitted wardrobes and pull out drawers, further internal door to en-suite bathroom.

#### **En-suite bathroom**

12'3 x 9' (3.73m x 2.74m)

Internal Oak door, porcelain tile flooring, windows to side, front and rear aspects, freestanding contemporary egg bath suite with concealed taps to the marble sill, twin wall hung vanity units with painted shaker style cupboards below, marble tops with freestanding wash basins each with wall mounted mirrors and lighting. push flush back to wall Gerbrit WC and bidet suite, ceiling down lights, chrome ladder heated towel rail, large walk-in spa shower enclosure with decorative mosaic wall tiling, concealed shower mixer and spa shower head, niche.

#### **Stairs to attic room 3**

Oak staircase with feature lighting.

#### **Attic room 3**

28'5 x 21 (8.66m x 6.40m)

Oak flooring, radiator, pendant lights, window to gable end to front, selection of power points, skylight with access to roof viewing platform.

#### **Rear gardens**

Delightful south-facing rear garden enjoying far-reaching rural views wrap around Indian Sandstone paved terrace led from the Oak framed orangery to the rear elevations with a variety of planted grass and perennial borders, paved steps leading onto an open area of lawn enclosed by a combination of specimen

tree and mature hedgerow, pond with water feature and seating area, garden shed located to rear of garage complete power and lighting (13'3 x 8'5), oil tank over hardstanding, side lawns host a variety of raised beds and paved seating area with greenhouse, raised decked terrace overlooking pond, large paved terrace to western elevations with inset water channel and covered pond enjoying a delightful aspect over open fields across the lane, trellised archway with Wisteria to driveway.

#### **Triple open bay garage**

27'1 x 18' (8.26m x 5.49m)

External and internal lighting, selection of power points.

#### **Services**

Oil-fired central heating system. Water fed underfloor heating system to the ground floor.  
Private drainage - Kingspan Klargester  
Local Authority - Tunbridge Wells Borough Council.  
Railway stations - Staplehurst mainline station (9 miles) or Etchingham mainline station (10.3 miles)  
An excellent choice of private and state schools are available to the local area to include Benenden school for girls, Dulwich preparatory, St Ronan's, Marlborough House and the property also falls within the Cranbrook School Catchment area.  
High Street shopping is available nearby at both Tenterden and Cranbrook just a short drive away.

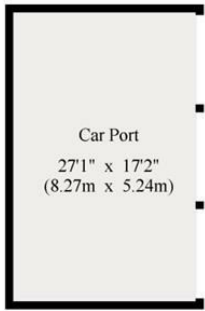
#### **Agents note**

These particulars are produced in good faith, but are intended to be a general guide only and do not constitute any part of an offer or contract.

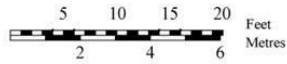
It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose. None of the services or appliances mentioned in these sale particulars have been tested.

\* Please note the property is on private drainage \*



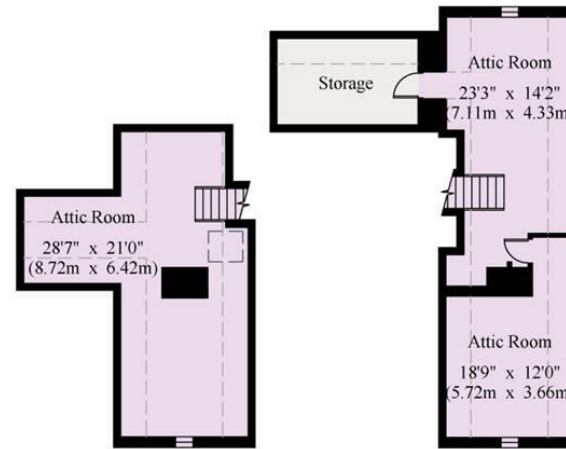


House - Gross Internal Area : 541.5 sq.m (5,828 sq.ft.)  
 Car Port - Gross Internal Area : 43.3 sq.m (466 sq.ft.)

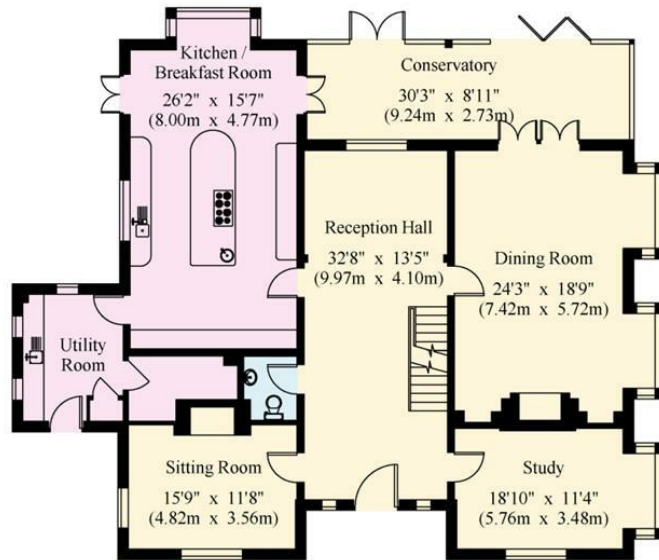


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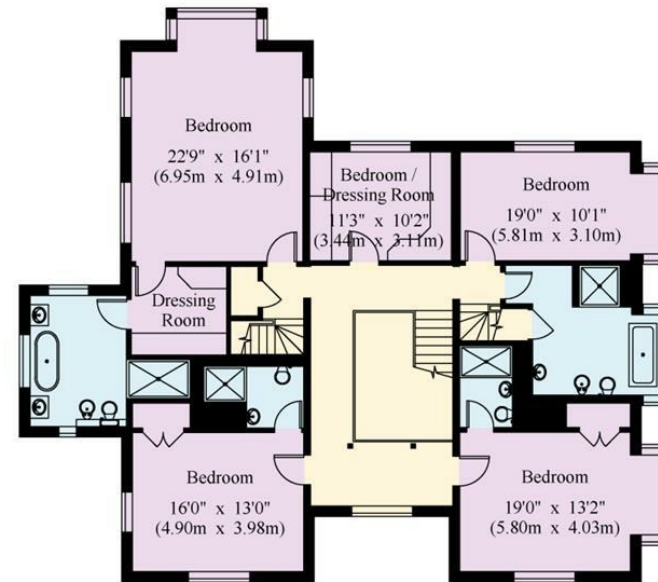
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.



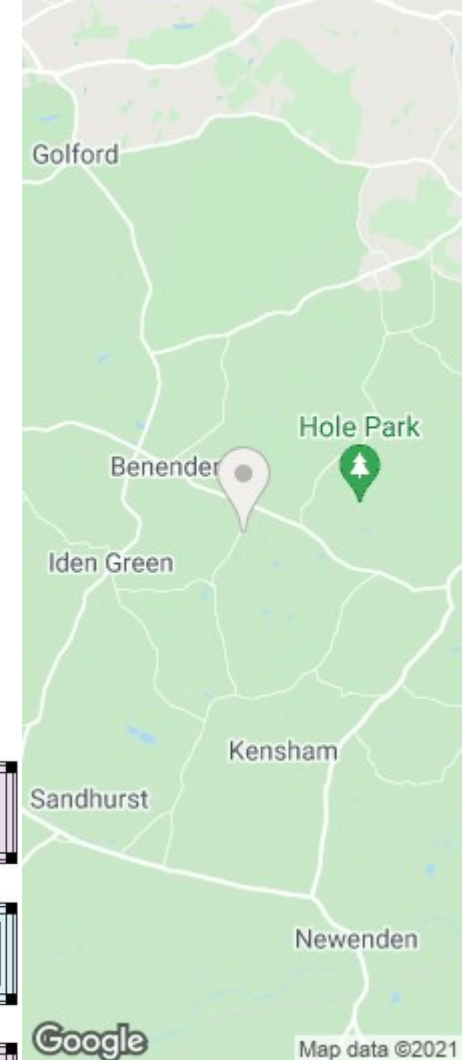
Second Floor



Ground Floor



First Floor



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
73	76		

Energy Efficiency Rating Legend:  
 A (92-100), B (81-91), C (69-80), D (55-68), E (39-54), F (21-38), G (1-20)  
 Not energy efficient - higher running costs

Environmental Impact (CO<sub>2</sub>) Rating Legend:  
 A (12-15), B (16-20), C (21-25), D (26-30), E (31-35), F (36-40), G (41-45)  
 Not environmentally friendly - higher CO<sub>2</sub> emissions

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